HOUSING MARKET INFORMATION

HOUSING NOW

Ottawa[1]

Canada Mortgage and Housing Corporation

Date Released: January 2009

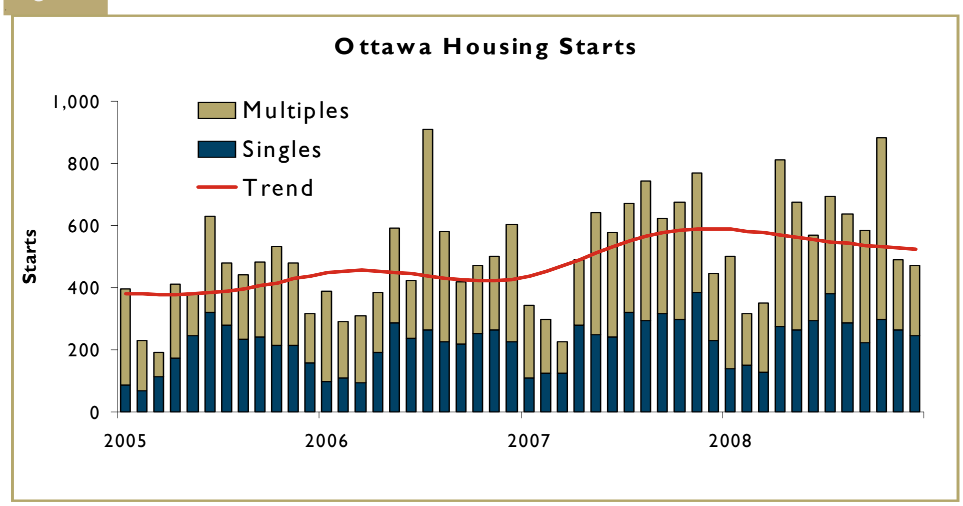
New Home Market

Ottawa Home Starts Grew by 7.6 per cent in 2008

New home starts during the fourth quarter in the Ottawa Census Metropolitan Area (CMA) slowed by 2.3 per cent, from 1,890 in 2007 to 1,847 in 2008. This slowdown was experienced despite the record high number of new dwellings built in the month of October. Nevertheless, a strong pace of activity from the first half of the year helped annual construction levels to reach a four-year peak with 6,998 new homes built, up 7.6 per cent from 2007.

Higher-Density Construction Dominated Fourth Quarter Growth

Figure 1



[1] Ontario part of Ottawa-Gatineau CMA

Table of contents

Canada

CMHC SCHL
HOME TO CANADIANS

Amid the growing economic uncertainty and the widespread slowdown in Canadian housing markets, Ottawa's new housing market showed marked resilience. Economic activity in the Capital City remained on a more stable path compared to other major centers. Consequently, tight labour markets continued to sustain the pace of new residential development.

Although construction of single-detached homes remained close to 2007's high level, higher-density construction dominated the market with 58 per cent of total annual starts. Lower pent-up demand and increased caution among households tilted the balance in favour of less expensive, higher-density dwellings.

New apartment construction during the fourth quarter was the only housing segment to experience growth, exceeding both the third quarter and the year-over-year levels. Compared to 2007, new apartment starts experienced a double-digit growth of almost 32 per cent in 2008. Of this total, 90 per cent were condominium apartments.

Nepean, Kanata, and the Core Saw Fast Development

New starts in the fourth quarter were dominated by Nepean, accounting for almost a third of total construction and made up mostly of single-detached homes and townhomes. Not far behind, the Old City of Ottawa accounted for a fifth of the total, comprised mostly of apartments. The third largest numbers of starts were built in Kanata, with almost 15 per cent of the total primarily townhomes.

Annual construction activity was likewise dominated by the above mentioned regions of the city, ranking in the same order with 23 per cent, 16 per cent, and 15 per cent shares of the total, respectively. In addition, the fast developing areas of Kanata and Nepean attracted a growing share of new housing projects, with a growth of 57 per cent and 23 per cent compared to 2007.

Resale Market

Ottawa Resale Market Entered Balanced Territory

In the midst of cooling housing markets nationwide, the Ottawa CMA resale market entered a trend of slower activity during the fourth quarter. Compared to the same period in 2007, the number of resale transactions declined by 19 per cent, while the supply of new listings increased by 16.7 per cent. The combination of increasing supply and decreasing demand pushed Ottawa's existing home market into a balanced territory between buyers and sellers. As a result, the rate of quarterly change in the average price in 2008 compared to the same quarter in 2007 resembled the inflation rate at 3.2 per cent.

The Average Resale Price Increased by 6.4 Per Cent

Although the Ottawa CMA experienced a slowdown in the pace of existing home activity in the fourth quarter, year end results remained healthy with 13,903 sales, virtually matching the strong level achieved in 2006. The strength of Ottawa's labour market supported income growth and hence housing demand. This was clearly reflected by the fact that the Capital City's resale market was the last among Canada's major centers to enter balanced territory. Therefore, the annual average resale price remained robust, growing by 6.4 per cent from 2007.

During the fourth quarter, resale transactions experienced double-digit declines for most dwelling types, the exception being semi-detached homes that were down by 7.3 per cent. This type of homes also experienced the largest increase in average price, up 13.4 per cent from the same period in 2007.

As for annual results, single-digit declines in resale activity were seen across all property segments. Average resale price growth was strongest among the popular condominium apartments and townhomes, up respectively 8 per cent and 7.5 per cent from 2007. Prices for all other major segments still grew at a healthy pace close to the city average.

Suburbs Remained a Popular Choice among Households

Suburban regions of the Ottawa CMA saw warmer resale activity during 2008. The area of Orléans, with resale prices still below the Capital City's average, was the only sub-market to register year-over-year growth in the number of transactions compared to 2007, up by almost 1 per cent. Stittsville and Kanata were the other two areas where resale activity was only slightly below their records set in 2007. The growing popularity of Orléans translated into the highest annual growth in average price, up almost 8 per cent from 2007. Most other regions experienced healthy price gains, with those closer to the core growing at a faster pace.

Economic Overview

Ottawa's Labour Market Tightened amid Uncertainty

Several factors played a positive role in supporting the Queen City's housing market during 2008. The combination of robust labour market conditions with the decline of conventional mortgage rates partly compensated for Ottawa's rising, but still affordable resale home prices and supported healthy household buying intentions.

The month of December contributed to a net annual job gain of 9,500 workers, the highest employment rate (70.3 per cent) and second lowest unemployment rate (4.5 per cent) for 2008. This allowed the annual average number of people employed to increase by 2.7 per cent when compared to 2007, or 13,100 more workers.

The public administration sector once again contributed positively to job creation and therefore gave Ottawa more economic resilience and healthy aggregate household demand. The need for this sector to replenish an ageing workforce drove it to increase its annual average number of people on payroll by 14.9 per cent from 2007.

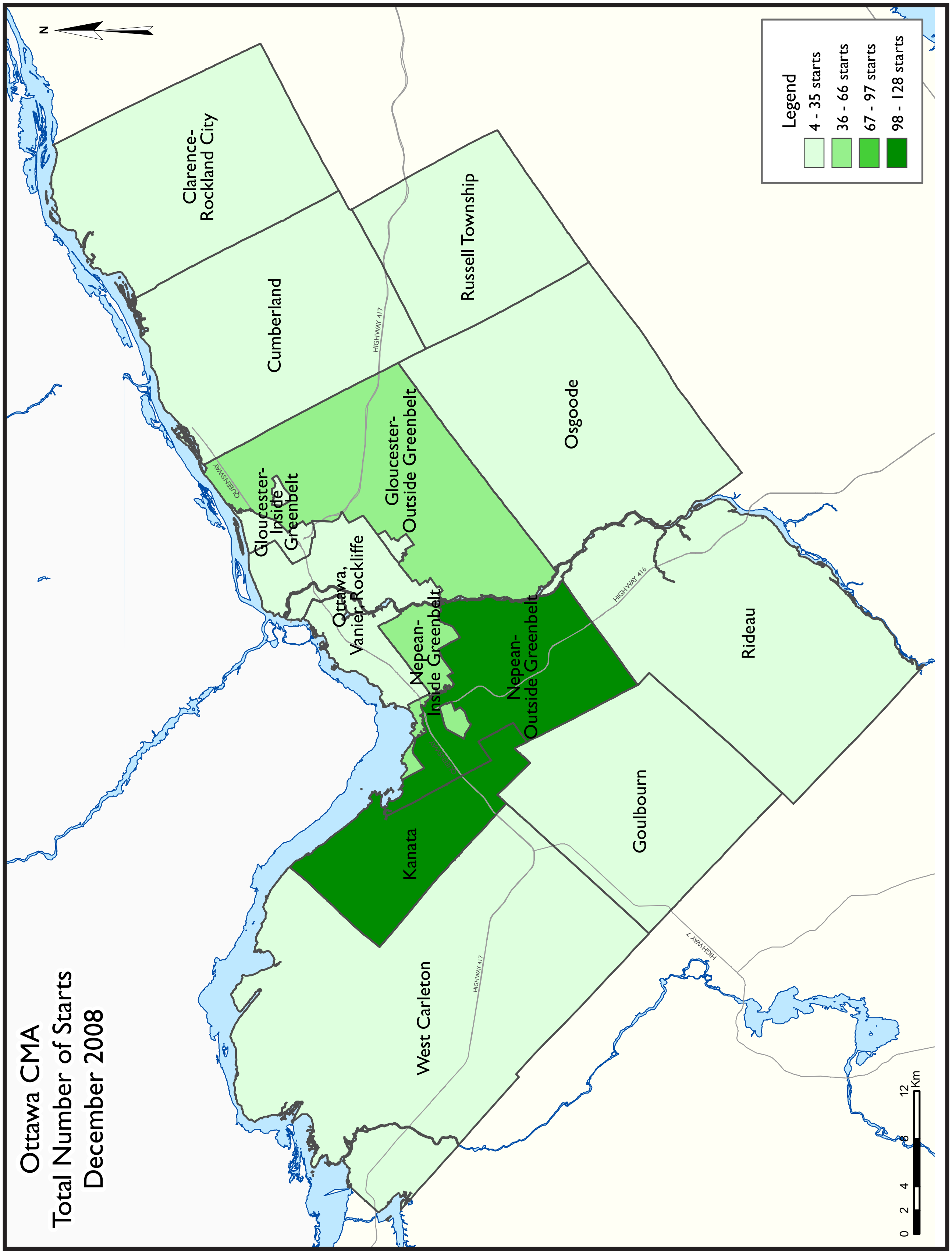
The wholesale and retail trade sector experienced a remarkable pace of job creation, especially during the fourth quarter, reflecting a clear positive mood in terms of consumer spending. Compared to 2007, annual average employment within this sector increased by 6.5 per cent, reaching an all-time record number of people employed for both October and November. This way, this sector achieved the highest annual average share of total employment since 1990.

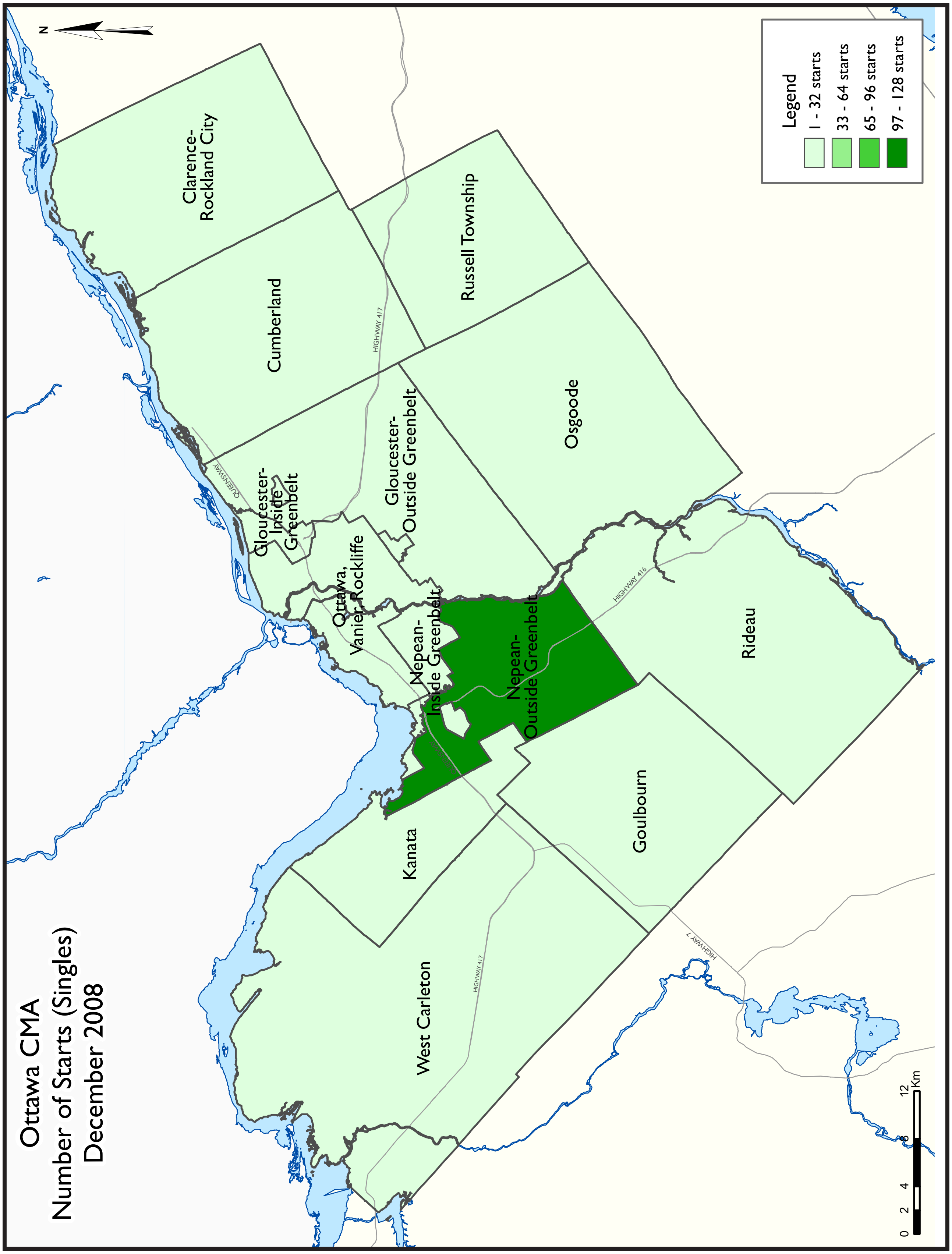
While overall employment numbers were solid in 2008, the most important predictor of

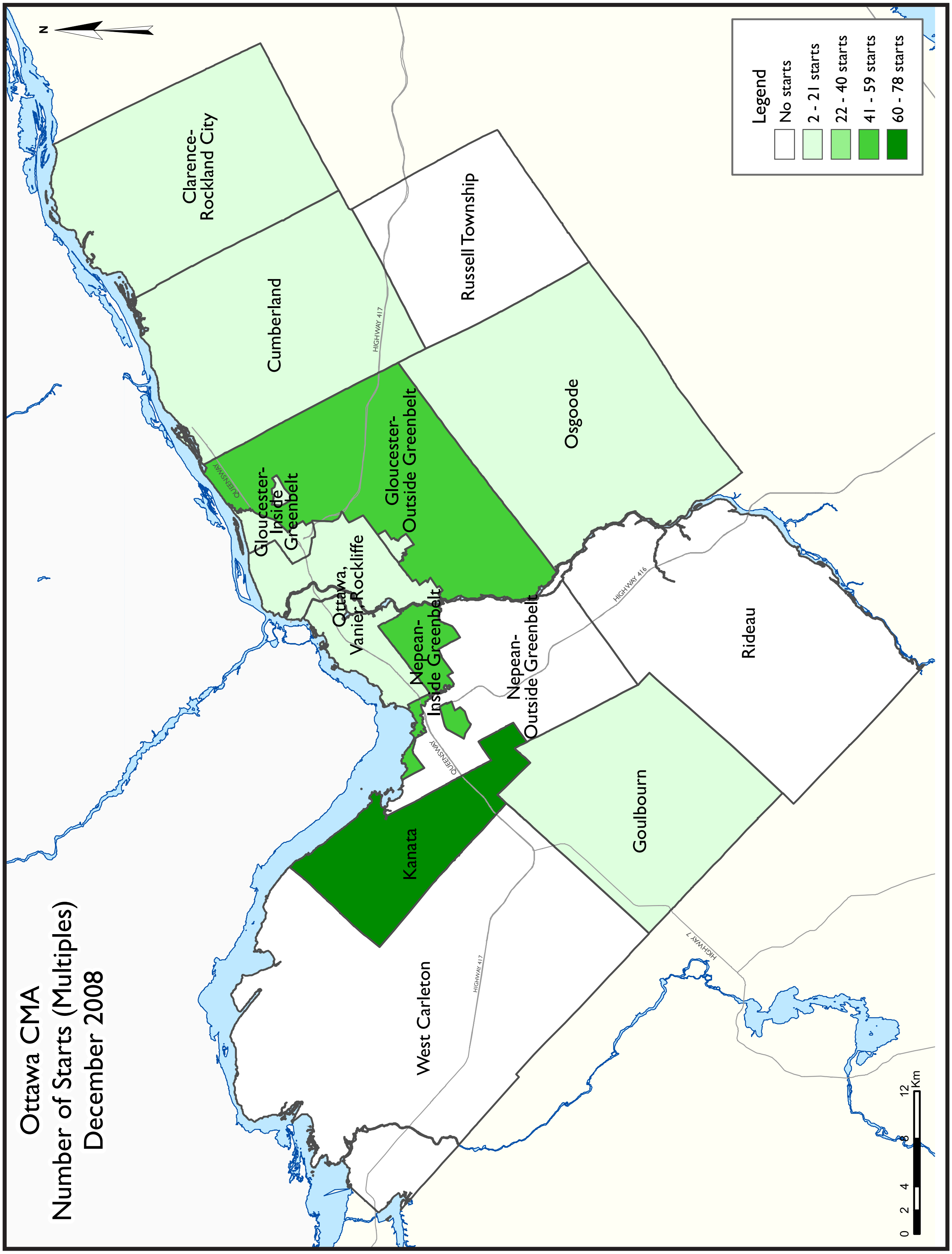
	SALES						PRICES ($)					
	DECEMBER			YEAR-TO-DATE			DECEMBRE			YEAR-TO-DATE		
UNIT TYPE	2008	2007	% Chg.	2008	2007	% Chg.	2008	2007	% Chg.	2008	2007	% Chg.
SINGLE-DETACHED	**235**	**319**	**-26.3**	**7,986**	**8,456**	**-5.6**	**298,907**	**313,510**	**-4.7**	**326,235**	**307,081**	**6.2**
Bungalow	73	87	-16.1	2,341	2,502	-6.4	256,132	245,439	4.4	283,289	266,143	6.4
Two-Storey	110	148	-25.7	3,932	4,085	-3.7	341,441	365,179	-6.5	367,157	346,175	6.1
Other	52	84	-38.1	1,713	1,869	-8.3	268,980	292,976	-8.2	290,995	276,441	5.3
ROW	**84**	**85**	**-1.2**	**1,955**	**2,107**	**-7.2**	**259,371**	**250,226**	**3.7**	**259,119**	**244,107**	**6.1**
SEMI	**33**	**39**	**-15.4**	**845**	**907**	**-6.8**	**335,069**	**275,207**	**21.8**	**284,116**	**269,074**	**5.6**
CONDOMINIUM	**115**	**132**	**-12.9**	**2,948**	**3,095**	**-4.7**	**208,922**	**199,651**	**4.6**	**212,597**	**198,244**	**7.2**
Apartment	58	66	-12.1	1,392	1,515	-8.1	227,693	216,746	5.1	236,925	219,423	8.0
Row	57	63	-9.5	1,526	1,558	-2.1	189,822	179,304	5.9	189,471	176,223	7.5
Other	0	3	-100.0	30	22	36.4	n/a	250,833	-100.0	260,135	299,359	-13.1
TOTAL	**467**	**575**	**-18.8**	**13,734**	**14,565**	**-5.7**	**272,192**	**275,419**	**-1.2**	**289,698**	**272,477**	**6.3**

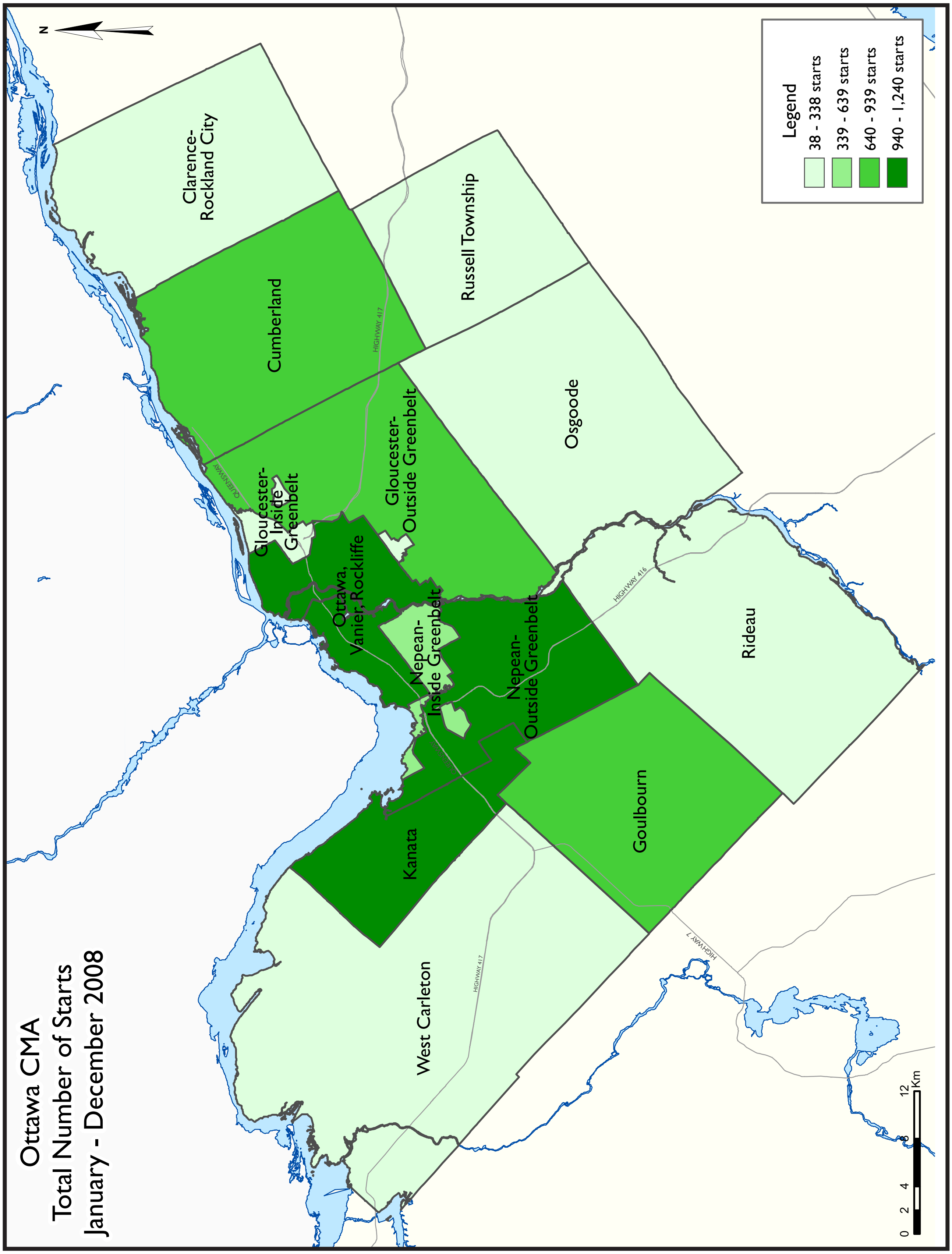
Source: Ottawa Real Estate Board

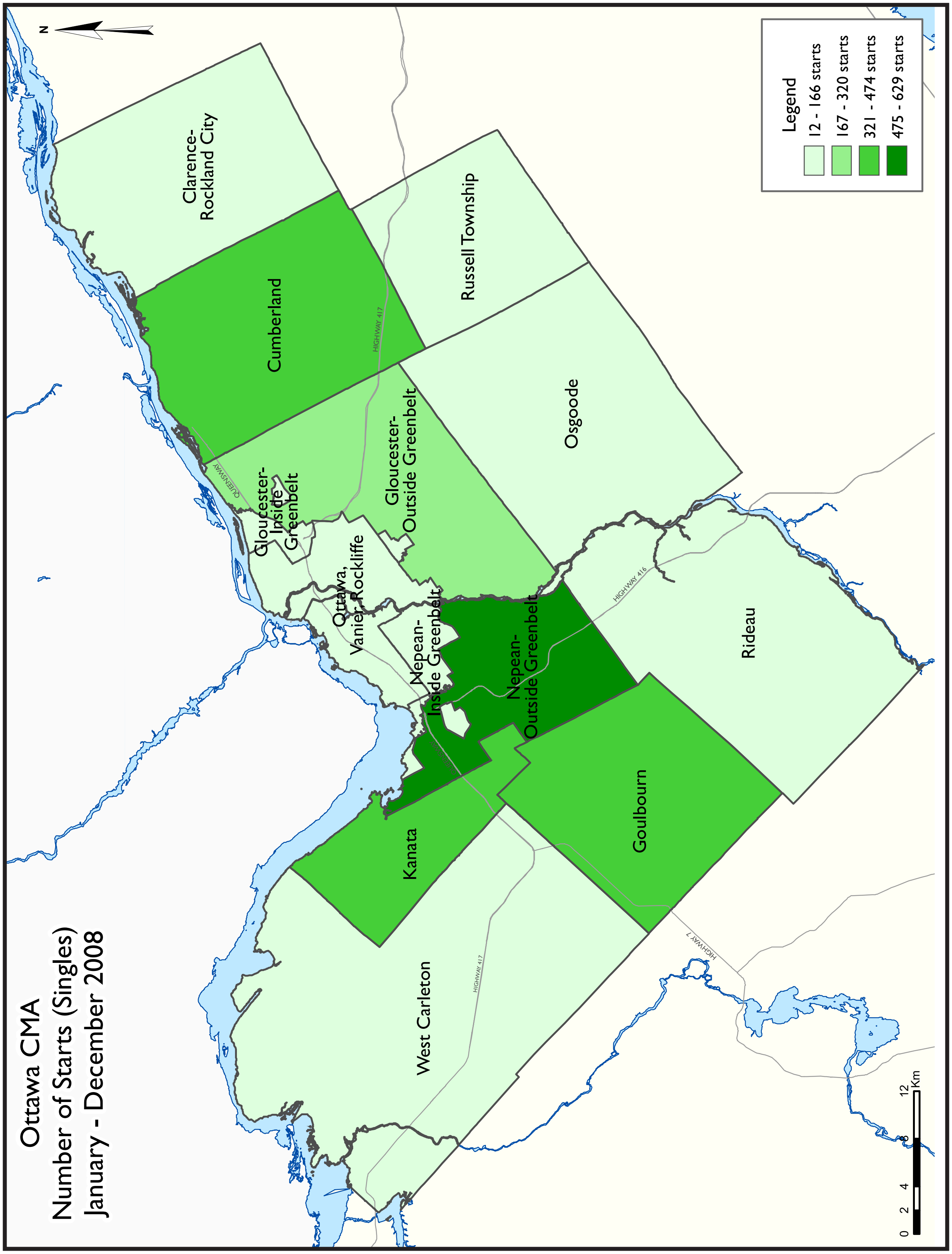
healthy housing market activity, full-time employment among the prime homeownership age cohort, was not as satisfactory. The average total and full-time employment for workers between the ages of 25 to 44 years old declined during the fourth quarter and remained flat throughout 2008, compared to 2007. This, in turn, has largely been overshadowed by the replacement of part time for full time jobs and robust full time job performances from both the younger and older age cohorts.

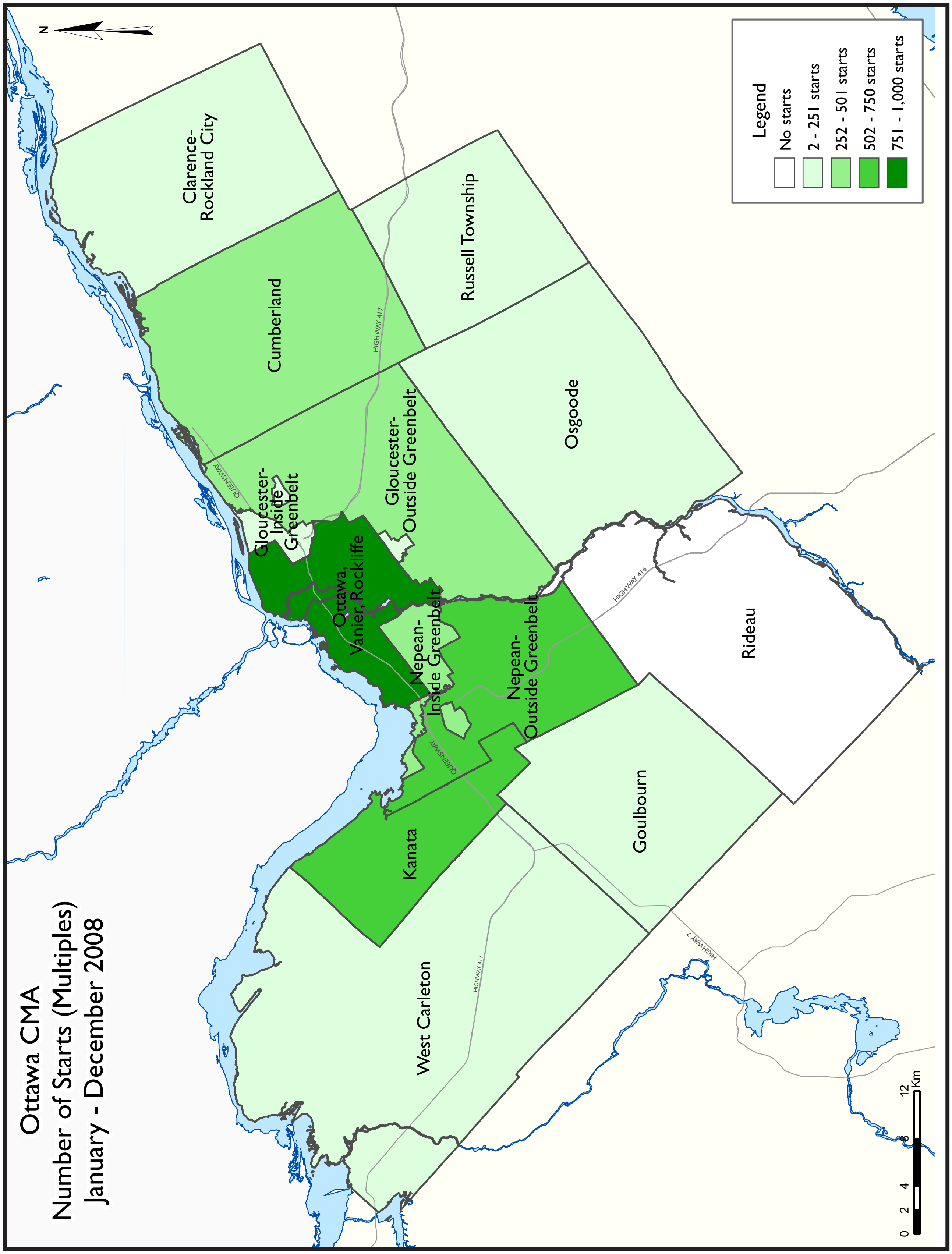

Ottawa CMA
Total Number of Starts
December 2008
N
Legend
4 - 35 starts
36 - 66 starts
67 - 97 starts
98 - 128 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
0 2 4 8 12
Km


Ottawa CMA
Number of Starts (Singles)
December 2008
Legend
1 - 32 starts
33 - 64 starts
65 - 96 starts
97 - 128 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
QUEENSWAY
HIGHWAY 416
HIGHWAY 7
N
0 2 4 8 12
Km


Ottawa CMA
Number of Starts (Multiples)
December 2008
Legend
No starts
2 - 21 starts
22 - 40 starts
41 - 59 starts
60 - 78 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
0 2 4 8 12 Km


Ottawa CMA
Total Number of Starts
January - December 2008
Legend
38 - 338 starts
339 - 639 starts
640 - 939 starts
940 - 1,240 starts
Clarence-
Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-
Outside Greenbelt
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
0 2 4 8 12
Km


Ottawa CMA
Number of Starts (Singles)
January - December 2008
Legend
12 - 166 starts
167 - 320 starts
321 - 474 starts
475 - 629 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
0 2 4 8 12 Km


Ottawa CMA
Number of Starts (Multiples)
January - December 2008
Legend
No starts
2 - 251 starts
252 - 501 starts
502 - 750 starts
751 - 1,000 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
December 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2008	245	22	113	0	0	91	0	0	471
December 2007	229	26	169	0	0	21	0	0	445
% Change	7.0	-15.4	-33.1	n/a	n/a	**	n/a	n/a	5.8
Year-to-date 2008	2,956	211	2,109	0	60	1,501	2	159	6,998
Year-to-date 2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
UNDER CONSTRUCTION									
December 2008	1,872	159	1,370	0	28	1,972	5	159	5,565
December 2007	1,839	184	1,187	0	85	1,486	8	162	5,013
% Change	1.8	-13.6	15.4	n/a	-67.1	32.7	-37.5	-1.9	11.0
COMPLETIONS									
December 2008	305	30	221	0	8	215	0	0	779
December 2007	225	24	159	0	10	86	0	0	504
% Change	35.6	25.0	39.0	n/a	-20.0	150.0	n/a	n/a	54.6
Year-to-date 2008	2,920	232	1,926	0	81	1,047	28	198	6,432
Year-to-date 2007	2,500	293	1,486	0	53	1,200	87	59	5,678
% Change	16.8	-20.8	29.6	n/a	52.8	-12.8	-67.8	**	13.3
COMPLETED & NOT ABSORBED									
December 2008	40	12	83	0	1	151	4	7	298
December 2007	58	13	95	0	8	225	3	20	422
% Change	-31.0	-7.7	-12.6	n/a	-87.5	-32.9	33.3	-65.0	-29.4
ABSORBED									
December 2008	306	26	222	0	8	183	0	0	745
December 2007	218	21	152	0	9	109	0	1	510
% Change	40.4	23.8	46.1	n/a	-11.1	67.9	n/a	-100.0	46.1
Year-to-date 2008	2,930	235	1,940	0	86	1,121	13	133	6,458
Year-to-date 2007	2,532	304	1,455	0	57	1,054	87	59	5,548
% Change	15.7	-22.7	33.3	n/a	50.9	6.4	-85.1	125.4	16.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
December 2008	239	18	113	0	0	91	0	0	461
December 2007	212	24	169	0	0	21	0	0	426
Ottawa, Vanier, Rockcliffe									
December 2008	6	8	5	0	0	0	0	0	19
December 2007	7	10	39	0	0	21	0	0	77
Nepean inside greenbelt									
December 2008	2	0	0	0	0	59	0	0	61
December 2007	0	0	13	0	0	0	0	0	13
Nepean outside greenbelt									
December 2008	128	0	0	0	0	0	0	0	128
December 2007	27	4	21	0	0	0	0	0	52
Gloucester inside greenbelt									
December 2008	1	0	4	0	0	0	0	0	5
December 2007	6	0	9	0	0	0	0	0	15
Gloucester outside greenbelt									
December 2008	10	4	6	0	0	32	0	0	52
December 2007	27	0	16	0	0	0	0	0	43
Kanata									
December 2008	30	2	76	0	0	0	0	0	108
December 2007	50	8	33	0	0	0	0	0	91
Cumberland									
December 2008	17	0	16	0	0	0	0	0	33
December 2007	23	2	27	0	0	0	0	0	52
Goulbourn									
December 2008	25	2	6	0	0	0	0	0	33
December 2007	56	0	11	0	0	0	0	0	67
West Carleton									
December 2008	5	0	0	0	0	0	0	0	5
December 2007	6	0	0	0	0	0	0	0	6
Rideau									
December 2008	7	0	0	0	0	0	0	0	7
December 2007	0	0	0	0	0	0	0	0	0
Osgoode									
December 2008	8	2	0	0	0	0	0	0	10
December 2007	10	0	0	0	0	0	0	0	10
Clarence-Rockland City									
December 2008	2	4	0	0	0	0	0	0	6
December 2007	12	2	0	0	0	0	0	0	14
Russell Township									
December 2008	4	0	0	0	0	0	0	0	4
December 2007	5	0	0	0	0	0	0	0	5
Ottawa-Gatineau CMA (Ontario portion)									
December 2008	245	22	113	0	0	91	0	0	471
December 2007	229	26	169	0	0	21	0	0	445

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket December 2008									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt & Other	Single	Row and Semi	Apt & Other	Single, Semi, and Row	Apt & Other	
UNDER CONSTRUCTION									
Ottawa City									
December 2008	1,758	153	1,370	0	28	1,938	5	150	5,402
December 2007	1,730	180	1,187	0	85	1,472	8	147	4,871
Ottawa, Vanier, Rockcliffe									
December 2008	84	75	117	0	0	1,191	5	17	1,489
December 2007	90	50	98	0	0	1,097	0	147	1,482
Nepean inside greenbelt									
December 2008	9	2	43	0	0	342	0	0	396
December 2007	9	6	45	0	12	111	0	0	183
Nepean outside greenbelt									
December 2008	514	6	230	0	0	92	0	0	842
December 2007	388	8	176	0	7	120	0	0	699
Gloucester inside greenbelt									
December 2008	18	0	45	0	0	10	0	0	73
December 2007	41	10	131	0	0	8	0	0	252
Gloucester outside greenbelt									
December 2008	155	8	178	0	28	110	0	0	479
December 2007	170	20	118	0	0	0	8	0	316
Kanata									
December 2008	266	18	373	0	0	0	0	133	790
December 2007	224	30	232	0	2	0	0	0	488
Cumberland									
December 2008	228	2	186	0	0	145	0	0	561
December 2007	255	24	256	0	64	40	0	0	639
Goulbourn									
December 2008	247	38	104	0	0	48	0	0	437
December 2007	351	30	126	0	0	96	0	0	603
West Carleton									
December 2008	103	0	94	0	0	0	0	0	197
December 2007	67	0	5	0	0	0	0	0	72
Rideau									
December 2008	29	0	0	0	0	0	0	0	29
December 2007	34	0	0	0	0	0	0	0	34
Osgoode									
December 2008	105	4	0	0	0	0	0	0	109
December 2007	101	2	0	0	0	0	0	0	103
Clarence-Rockland City									
December 2008	62	4	0	0	0	34	0	0	100
December 2007	63	4	0	0	0	0	0	15	82
Russell Township									
December 2008	52	2	0	0	0	0	0	9	63
December 2007	46	0	0	0	0	14	0	0	60
Ottawa-Gatineau CMA (Ontario portion)									
December 2008	1,872	159	1,370	0	28	1,972	5	159	5,565
December 2007	1,839	184	1,187	0	85	1,486	8	162	5,013

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
December 2008	278	26	212	0	8	203	0	0	727
December 2007	202	24	159	0	10	86	0	0	481
Ottawa, Vanier, Rockcliffe									
December 2008	18	8	11	0	0	125	0	0	162
December 2007	9	8	4	0	0	22	0	0	43
Nepean inside greenbelt									
December 2008	2	0	6	0	0	0	0	0	8
December 2007	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
December 2008	32	0	57	0	0	12	0	0	101
December 2007	35	4	34	0	10	12	0	0	95
Gloucester inside greenbelt									
December 2008	1	2	6	0	0	0	0	0	9
December 2007	6	0	4	0	0	28	0	0	38
Gloucester outside greenbelt									
December 2008	26	0	4	0	0	14	0	0	44
December 2007	38	8	27	0	0	0	0	0	73
Kanata									
December 2008	54	2	33	0	0	0	0	0	89
December 2007	19	4	12	0	0	0	0	0	35
Cumberland									
December 2008	50	2	21	0	8	40	0	0	121
December 2007	33	0	45	0	0	24	0	0	102
Goulbourn									
December 2008	54	12	11	0	0	12	0	0	89
December 2007	28	0	33	0	0	0	0	0	61
West Carleton									
December 2008	21	0	63	0	0	0	0	0	84
December 2007	5	0	0	0	0	0	0	0	5
Rideau									
December 2008	6	0	0	0	0	0	0	0	6
December 2007	4	0	0	0	0	0	0	0	4
Osgoode									
December 2008	14	0	0	0	0	0	0	0	14
December 2007	25	0	0	0	0	0	0	0	25
Clarence-Rockland City									
December 2008	19	2	9	0	0	12	0	0	42
December 2007	10	0	0	0	0	0	0	0	10
Russell Township									
December 2008	8	2	0	0	0	0	0	0	10
December 2007	13	0	0	0	0	0	0	0	13
Ottawa-Gatineau CMA (Ontario portion)									
December 2008	305	30	221	0	8	215	0	0	779
December 2007	225	24	159	0	10	86	0	0	504

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
December 2008	37	12	82	0	1	139	4	7	282
December 2007	55	13	95	0	8	225	3	20	419
Ottawa, Vanier, Rockcliffe									
December 2008	4	7	4	0	0	104	0	7	126
December 2007	5	6	6	0	0	151	0	20	188
Nepean inside greenbelt									
December 2008	0	0	2	0	0	10	0	0	12
December 2007	0	1	1	0	0	22	0	0	24
Nepean outside greenbelt									
December 2008	0	2	16	0	1	14	1	0	34
December 2007	10	4	31	0	5	22	1	0	73
Gloucester inside greenbelt									
December 2008	0	2	3	0	0	8	0	0	13
December 2007	1	0	3	0	0	8	0	0	12
Gloucester outside greenbelt									
December 2008	10	0	12	0	0	1	3	0	26
December 2007	3	0	11	0	0	8	2	0	24
Kanata									
December 2008	2	0	14	0	0	0	0	0	16
December 2007	4	1	13	0	3	5	0	0	26
Cumberland									
December 2008	8	0	19	0	0	0	0	0	27
December 2007	6	0	17	0	0	2	0	0	25
Goulbourn									
December 2008	2	1	9	0	0	2	0	0	14
December 2007	12	1	13	0	0	7	0	0	33
West Carleton									
December 2008	1	0	3	0	0	0	0	0	4
December 2007	1	0	0	0	0	0	0	0	1
Rideau									
December 2008	0	0	0	0	0	0	0	0	0
December 2007	1	0	0	0	0	0	0	0	1
Osgoode									
December 2008	10	0	0	0	0	0	0	0	10
December 2007	12	0	0	0	0	0	0	0	12
Clarence-Rockland City									
December 2008	0	0	1	0	0	12	0	0	13
December 2007	1	0	0	0	0	0	0	0	1
Russell Township									
December 2008	3	0	0	0	0	0	0	0	3
December 2007	2	0	0	0	0	0	0	0	2
Ottawa-Gatineau CMA (Ontario portion)									
December 2008	40	12	83	0	1	151	4	7	298
December 2007	58	13	95	0	8	225	3	20	422

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
December 2008	281	22	213	0	8	183	0	0	707
December 2007	194	21	152	0	9	109	0	1	486
Ottawa, Vanier, Rockcliffe									
December 2008	17	5	7	0	0	106	0	0	135
December 2007	6	4	4	0	0	42	0	1	57
Nepean inside greenbelt									
December 2008	2	0	6	0	0	0	0	0	8
December 2007	0	1	0	0	0	2	0	0	3
Nepean outside greenbelt									
December 2008	32	0	59	0	0	9	0	0	100
December 2007	34	4	35	0	8	9	0	0	90
Gloucester inside greenbelt									
December 2008	1	1	6	0	0	0	0	0	8
December 2007	7	0	1	0	0	29	0	0	37
Gloucester outside greenbelt									
December 2008	26	0	4	0	0	14	0	0	44
December 2007	36	8	27	0	0	0	0	0	71
Kanata									
December 2008	53	2	34	0	0	0	0	0	89
December 2007	19	4	12	0	1	1	0	0	37
Cumberland									
December 2008	49	2	22	0	8	41	0	0	122
December 2007	33	0	45	0	0	23	0	0	101
Goulbourn									
December 2008	55	12	12	0	0	13	0	0	92
December 2007	28	0	28	0	0	3	0	0	59
West Carleton									
December 2008	22	0	63	0	0	0	0	0	85
December 2007	5	0	0	0	0	0	0	0	5
Rideau									
December 2008	6	0	0	0	0	0	0	0	6
December 2007	5	0	0	0	0	0	0	0	5
Osgoode									
December 2008	18	0	0	0	0	0	0	0	18
December 2007	21	0	0	0	0	0	0	0	21
Clarence-Rockland City									
December 2008	19	2	9	0	0	0	0	0	30
December 2007	10	0	0	0	0	0	0	0	10
Russell Township									
December 2008	6	2	0	0	0	0	0	0	8
December 2007	14	0	0	0	0	0	0	0	14
Ottawa-Gatineau CMA (Ontario portion)									
December 2008	306	26	222	0	8	183	0	0	745
December 2007	218	21	152	0	9	109	0	1	510

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 1999 - 2008									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251
% Change	0.3	-15.7	13.7	n/a	n/a	**	**	-32.2	8.0
2000	3,492	396	1,355	0	0	30	8	503	5,786
% Change	23.5	60.3	12.5	n/a	-100.0	-76.2	-33.3	n/a	30.1
1999	2,828	247	1,204	0	12	126	12	0	4,447

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007	% Change
Ottawa City	239	212	18	24	113	169	91	21	461	426	8.2
Ottawa, Vanier, Rockcliffe	6	7	8	10	5	39	0	21	19	77	-75.3
Nepean inside greenbelt	2	0	0	0	0	13	59	0	61	13	**
Nepean outside greenbelt	128	27	0	4	0	21	0	0	128	52	146.2
Gloucester inside greenbelt	1	6	0	0	4	9	0	0	5	15	-66.7
Gloucester outside greenbelt	10	27	4	0	6	16	32	0	52	43	20.9
Kanata	30	50	2	8	76	33	0	0	108	91	18.7
Cumberland	17	23	0	2	16	27	0	0	33	52	-36.5
Goulbourn	25	56	2	0	6	11	0	0	33	67	-50.7
West Carleton	5	6	0	0	0	0	0	0	5	6	-16.7
Rideau	7	0	0	0	0	0	0	0	7	0	n/a
Osgoode	8	10	2	0	0	0	0	0	10	10	0.0
Clarence-Rockland City	2	12	4	2	0	0	0	0	6	14	-57.1
Russell Township	4	5	0	0	0	0	0	0	4	5	-20.0
Ottawa-Gatineau CMA (Ontario Portion)	245	229	22	26	113	169	91	21	471	445	5.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Ottawa City	2,715	2,722	203	292	2,136	1,954	1,625	1,250	6,679	6,218	7.4
Ottawa, Vanier, Rockcliffe	100	128	93	68	109	123	798	697	1,100	1,016	8.3
Nepean inside greenbelt	12	10	2	20	101	71	247	111	362	212	70.8
Nepean outside greenbelt	629	567	6	16	491	381	114	130	1,240	1,094	13.3
Gloucester inside greenbelt	40	86	6	10	64	179	0	120	110	395	-72.2
Gloucester outside greenbelt	286	320	10	72	244	227	124	0	664	619	7.3
Kanata	439	315	18	38	483	329	133	0	1,073	682	57.3
Cumberland	438	427	6	28	326	453	169	72	939	980	-4.2
Goulbourn	432	548	60	38	147	186	36	120	675	892	-24.3
West Carleton	137	97	0	0	171	5	4	0	312	102	**
Rideau	38	47	0	0	0	0	0	0	38	47	-19.1
Osgoode	164	177	2	2	0	0	0	0	166	179	-7.3
Clarence-Rockland City	131	135	4	6	17	0	34	15	186	156	19.2
Russell Township	110	116	6	2	0	0	17	14	133	132	0.8
Ottawa-Gatineau CMA (Ontario Portion)	2,956	2,973	213	300	2,153	1,954	1,676	1,279	6,998	6,506	7.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market December 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007
Ottawa City	113	169	0	0	91	21	0	0
Ottawa, Vanier, Rockcliffe	5	39	0	0	0	21	0	0
Nepean inside greenbelt	0	13	0	0	59	0	0	0
Nepean outside greenbelt	0	21	0	0	0	0	0	0
Gloucester inside greenbelt	4	9	0	0	0	0	0	0
Gloucester outside greenbelt	6	16	0	0	32	0	0	0
Kanata	76	33	0	0	0	0	0	0
Cumberland	16	27	0	0	0	0	0	0
Goulbourn	6	11	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	113	169	0	0	91	21	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - December 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	2,136	1,954	0	0	1,475	1,067	150	183
Ottawa, Vanier, Rockcliffe	109	123	0	0	781	550	17	147
Nepean inside greenbelt	101	71	0	0	247	111	0	0
Nepean outside greenbelt	491	381	0	0	114	130	0	0
Gloucester inside greenbelt	64	179	0	0	0	84	0	36
Gloucester outside greenbelt	244	227	0	0	124	0	0	0
Kanata	483	329	0	0	0	0	133	0
Cumberland	326	453	0	0	169	72	0	0
Goulbourn	147	186	0	0	36	120	0	0
West Carleton	171	5	0	0	4	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	17	0	0	0	34	0	0	15
Russell Township	0	0	0	0	8	14	9	0
Ottawa-Gatineau CMA (Ontario Portion)	2,153	1,954	0	0	1,517	1,081	159	198

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market December 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007
Ottawa City	370	405	91	21	0	0	461	426
Ottawa, Vanier, Rockcliffe	19	56	0	21	0	0	19	77
Nepean inside greenbelt	2	13	59	0	0	0	61	13
Nepean outside greenbelt	128	52	0	0	0	0	128	52
Gloucester inside greenbelt	5	15	0	0	0	0	5	15
Gloucester outside greenbelt	20	43	32	0	0	0	52	43
Kanata	108	91	0	0	0	0	108	91
Cumberland	33	52	0	0	0	0	33	52
Goulbourn	33	67	0	0	0	0	33	67
West Carleton	5	6	0	0	0	0	5	6
Rideau	7	0	0	0	0	0	7	0
Osgoode	10	10	0	0	0	0	10	10
Clarence-Rockland City	6	14	0	0	0	0	6	14
Russell Township	4	5	0	0	0	0	4	5
Ottawa-Gatineau CMA (Ontario Portion)	380	424	91	21	0	0	471	445

Table 2.5: Starts by Submarket and by Intended Market January - December 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	5,008	4,885	1,519	1,142	152	191	6,679	6,218
Ottawa, Vanier, Rockcliffe	308	323	773	546	19	147	1,100	1,016
Nepean inside greenbelt	83	109	279	103	0	0	362	212
Nepean outside greenbelt	1,120	941	120	153	0	0	1,240	1,094
Gloucester inside greenbelt	110	275	0	84	0	36	110	395
Gloucester outside greenbelt	522	611	142	0	0	8	664	619
Kanata	940	682	0	0	133	0	1,073	682
Cumberland	770	844	169	136	0	0	939	980
Goulbourn	639	772	36	120	0	0	675	892
West Carleton	312	102	0	0	0	0	312	102
Rideau	38	47	0	0	0	0	38	47
Osgoode	166	179	0	0	0	0	166	179
Clarence-Rockland City	152	141	34	0	0	15	186	156
Russell Township	116	118	8	14	9	0	133	132
Ottawa-Gatineau CMA (Ontario Portion)	5,276	5,144	1,561	1,156	161	206	6,998	6,506

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2008

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007	% Change
Ottawa City	278	202	26	24	220	169	203	86	727	481	51.1
Ottawa, Vanier, Rockcliffe	18	9	8	8	11	4	125	22	162	43	**
Nepean inside greenbelt	2	0	0	0	6	0	0	0	8	0	n/a
Nepean outside greenbelt	32	35	0	4	57	44	12	12	101	95	6.3
Gloucester inside greenbelt	1	6	2	0	6	4	0	28	9	38	-76.3
Gloucester outside greenbelt	26	38	0	8	4	27	14	0	44	73	-39.7
Kanata	54	19	2	4	33	12	0	0	89	35	154.3
Cumberland	50	33	2	0	29	45	40	24	121	102	18.6
Goulbourn	54	28	12	0	11	33	12	0	89	61	45.9
West Carleton	21	5	0	0	63	0	0	0	84	5	**
Rideau	6	4	0	0	0	0	0	0	6	4	50.0
Osgoode	14	25	0	0	0	0	0	0	14	25	-44.0
Clarence-Rockland City	19	10	2	0	9	0	12	0	42	10	**
Russell Township	8	13	2	0	0	0	0	0	10	13	-23.1
Ottawa-Gatineau CMA (Ontario Portion)	305	225	30	24	229	169	215	86	779	504	54.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2008

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Ottawa City	2,685	2,269	240	297	2,002	1,610	1,208	1,260	6,135	5,436	12.9
Ottawa, Vanier, Rockcliffe	105	124	68	63	63	118	846	644	1,082	949	14.0
Nepean inside greenbelt	13	12	6	36	107	14	36	0	162	62	161.3
Nepean outside greenbelt	501	497	8	12	454	415	108	186	1,071	1,110	-3.5
Gloucester inside greenbelt	63	71	16	14	171	60	56	212	306	357	-14.3
Gloucester outside greenbelt	301	270	30	92	139	233	14	26	484	621	-22.1
Kanata	397	229	32	34	342	302	0	52	771	617	25.0
Cumberland	465	381	28	6	460	320	64	116	1,017	823	23.6
Goulbourn	536	394	52	40	169	148	84	24	841	606	38.8
West Carleton	101	95	0	0	97	0	0	0	198	95	108.4
Rideau	43	38	0	0	0	0	0	0	43	38	13.2
Osgoode	160	158	0	0	0	0	0	0	160	158	1.3
Clarence-Rockland City	131	133	4	2	17	4	15	1	167	140	19.3
Russell Township	104	98	4	4	0	0	22	0	130	102	27.5
Ottawa-Gatineau CMA (Ontario Portion)	2,920	2,500	248	303	2,019	1,614	1,245	1,261	6,432	5,678	13.3

Source: CMHC (Starts and Completions Survey)

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007
Ottawa City	220	169	0	0	203	86	0	0
Ottawa, Vanier, Rockcliffe	11	4	0	0	125	22	0	0
Nepean inside greenbelt	6	0	0	0	0	0	0	0
Nepean outside greenbelt	57	44	0	0	12	12	0	0
Gloucester inside greenbelt	6	4	0	0	0	28	0	0
Gloucester outside greenbelt	4	27	0	0	14	0	0	0
Kanata	33	12	0	0	0	0	0	0
Cumberland	29	45	0	0	40	24	0	0
Goulbourn	11	33	0	0	12	0	0	0
West Carleton	63	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	9	0	0	0	12	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	229	169	0	0	215	86	0	0

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	1,988	1,535	14	75	1,013	1,201	195	59
Ottawa, Vanier, Rockcliffe	63	112	0	6	699	641	147	3
Nepean inside greenbelt	107	14	0	0	36	0	0	0
Nepean outside greenbelt	454	415	0	0	108	186	0	0
Gloucester inside greenbelt	157	60	14	0	8	156	48	56
Gloucester outside greenbelt	139	164	0	69	14	26	0	0
Kanata	342	302	0	0	0	52	0	0
Cumberland	460	320	0	0	64	116	0	0
Goulbourn	169	148	0	0	84	24	0	0
West Carleton	97	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	17	0	0	4	12	1	3	0
Russell Township	0	0	0	0	22	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	2,005	1,535	14	79	1,047	1,202	198	59

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2008

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market December 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007
Ottawa City	516	385	211	96	0	0	727	481
Ottawa, Vanier, Rockcliffe	37	21	125	22	0	0	162	43
Nepean inside greenbelt	8	0	0	0	0	0	8	0
Nepean outside greenbelt	89	73	12	22	0	0	101	95
Gloucester inside greenbelt	9	10	0	28	0	0	9	38
Gloucester outside greenbelt	30	73	14	0	0	0	44	73
Kanata	89	35	0	0	0	0	89	35
Cumberland	73	78	48	24	0	0	121	102
Goulbourn	77	61	12	0	0	0	89	61
West Carleton	84	5	0	0	0	0	84	5
Rideau	6	4	0	0	0	0	6	4
Osgoode	14	25	0	0	0	0	14	25
Clarence-Rockland City	30	10	12	0	0	0	42	10
Russell Township	10	13	0	0	0	0	10	13
Ottawa-Gatineau CMA (Ontario Portion)	556	408	223	96	0	0	779	504

Table 3.5: Completions by Submarket and by Intended Market January - December 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	4,820	4,047	1,094	1,253	221	136	6,135	5,436
Ottawa, Vanier, Rockcliffe	232	298	699	640	151	11	1,082	949
Nepean inside greenbelt	114	62	48	0	0	0	162	62
Nepean outside greenbelt	960	908	111	202	0	0	1,071	1,110
Gloucester inside greenbelt	236	145	8	156	62	56	306	357
Gloucester outside greenbelt	462	526	14	26	8	69	484	621
Kanata	769	544	2	73	0	0	771	617
Cumberland	889	691	128	132	0	0	1,017	823
Goulbourn	757	582	84	24	0	0	841	606
West Carleton	198	95	0	0	0	0	198	95
Rideau	43	38	0	0	0	0	43	38
Osgoode	160	158	0	0	0	0	160	158
Clarence-Rockland City	150	134	12	0	5	6	167	140
Russell Township	108	98	22	0	0	4	130	102
Ottawa-Gatineau CMA (Ontario Portion)	5,078	4,279	1,128	1,253	226	146	6,432	5,678

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
December 2008	4	1.4	26	9.3	123	43.8	70	24.9	58	20.6	281	394,900	453,078
December 2007	2	1.0	30	15.5	81	41.8	53	27.3	28	14.4	194	378,900	421,902
Year-to-date 2008	30	1.1	382	14.2	1,225	45.5	640	23.7	418	15.5	2,695	375,990	417,683
Year-to-date 2007	36	1.6	277	12.1	1,101	48.0	613	26.7	267	11.6	2,294	374,400	407,749
Ottawa, Vanier, Rockcliffe													
December 2008	0	0.0	0	0.0	0	0.0	4	23.5	13	76.5	17	625,000	710,694
December 2007	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
Year-to-date 2008	1	1.0	1	1.0	3	2.9	17	16.7	80	78.4	102	676,500	749,322
Year-to-date 2007	1	0.8	2	1.5	26	20.0	27	20.8	74	56.9	130	547,450	593,805
Nepean inside greenbelt													
December 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
December 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	2	15.4	3	23.1	8	61.5	13	580,000	726,154
Year-to-date 2007	0	0.0	0	0.0	0	0.0	6	50.0	6	50.0	12	492,500	696,150
Nepean outside greenbelt													
December 2008	0	0.0	2	6.3	12	37.5	13	40.6	5	15.6	32	409,490	473,407
December 2007	0	0.0	12	35.3	11	32.4	7	20.6	4	11.8	34	347,400	363,915
Year-to-date 2008	0	0.0	41	8.1	249	49.0	160	31.5	58	11.4	508	389,990	420,230
Year-to-date 2007	0	0.0	68	13.4	235	46.2	175	34.4	31	6.1	509	383,900	390,332
Gloucester inside greenbelt													
December 2008	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
December 2007	0	0.0	0	0.0	6	85.7	1	14.3	0	0.0	7	--	--
Year-to-date 2008	0	0.0	1	1.6	43	67.2	16	25.0	4	6.3	64	375,450	414,934
Year-to-date 2007	0	0.0	2	2.8	38	53.5	25	35.2	6	8.5	71	384,900	430,398
Gloucester outside greenbelt													
December 2008	0	0.0	0	0.0	19	73.1	3	11.5	4	15.4	26	361,400	393,312
December 2007	0	0.0	1	2.8	12	33.3	22	61.1	1	2.8	36	437,700	420,713
Year-to-date 2008	1	0.3	8	2.7	146	48.5	106	35.2	40	13.3	301	396,900	422,478
Year-to-date 2007	2	0.7	12	4.3	129	46.6	128	46.2	6	2.2	277	395,990	395,000
Kanata													
December 2008	0	0.0	2	3.8	27	50.9	15	28.3	9	17.0	53	392,900	438,386
December 2007	0	0.0	5	26.3	8	42.1	5	26.3	1	5.3	19	374,900	402,237
Year-to-date 2008	0	0.0	36	9.0	191	47.9	125	31.3	47	11.8	399	381,900	409,929
Year-to-date 2007	0	0.0	24	10.5	139	61.0	45	19.7	20	8.8	228	360,400	392,027
Cumberland													
December 2008	0	0.0	5	10.2	32	65.3	11	22.4	1	2.0	49	374,900	378,751
December 2007	1	3.0	6	18.2	18	54.5	7	21.2	1	3.0	33	309,900	347,984
Year-to-date 2008	2	0.4	113	24.2	254	54.5	81	17.4	16	3.4	466	347,400	355,340
Year-to-date 2007	13	3.4	75	19.6	223	58.4	61	16.0	10	2.6	382	323,950	345,018
Goulbourn													
December 2008	3	5.5	15	27.3	18	32.7	13	23.6	6	10.9	55	371,900	395,633
December 2007	0	0.0	5	17.9	19	67.9	2	7.1	2	7.1	28	335,950	361,886
Year-to-date 2008	10	1.9	163	30.3	258	48.0	76	14.1	31	5.8	538	326,900	356,490
Year-to-date 2007	6	1.5	71	18.1	237	60.5	57	14.5	21	5.4	392	341,900	363,389

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
December 2008	0	0.0	2	9.1	6	27.3	4	18.2	10	45.5	22	472,750	527,400
December 2007	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	--	--
Year-to-date 2008	3	3.0	8	7.9	28	27.7	19	18.8	43	42.6	101	480,000	493,030
Year-to-date 2007	4	4.2	7	7.3	15	15.6	33	34.4	37	38.5	96	470,000	542,129
Rideau													
December 2008	0	0.0	0	0.0	3	50.0	3	50.0	0	0.0	6	--	--
December 2007	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	--	--
Year-to-date 2008	0	0.0	4	9.3	20	46.5	11	25.6	8	18.6	43	365,000	456,360
Year-to-date 2007	0	0.0	6	14.3	19	45.2	5	11.9	12	28.6	42	347,900	488,871
Osgoode													
December 2008	1	5.6	0	0.0	5	27.8	4	22.2	8	44.4	18	472,500	590,111
December 2007	1	4.8	1	4.8	5	23.8	3	14.3	11	52.4	21	500,000	551,705
Year-to-date 2008	13	8.1	7	4.4	31	19.4	26	16.3	83	51.9	160	513,775	513,911
Year-to-date 2007	10	6.5	10	6.5	40	25.8	51	32.9	44	28.4	155	429,000	483,677
Clarence-Rockland City													
December 2008	1	5.3	8	42.1	4	21.1	5	26.3	1	5.3	19	300,000	332,921
December 2007	6	60.0	4	40.0	0	0.0	0	0.0	0	0.0	10	237,000	242,300
Year-to-date 2008	38	29.0	44	33.6	33	25.2	15	11.5	1	0.8	131	270,000	296,760
Year-to-date 2007	45	34.1	61	46.2	21	15.9	4	3.0	1	0.8	132	266,400	277,022
Russell Township													
December 2008	0	0.0	2	33.3	4	66.7	0	0.0	0	0.0	6	--	--
December 2007	0	0.0	8	57.1	6	42.9	0	0.0	0	0.0	14	283,900	300,443
Year-to-date 2008	6	5.8	33	31.7	56	53.8	8	7.7	1	1.0	104	315,950	325,117
Year-to-date 2007	10	9.4	42	39.6	48	45.3	6	5.7	0	0.0	106	300,700	308,112
Ottawa-Gatineau CMA (Ontario portion)													
December 2008	5	1.6	36	11.8	131	42.8	75	24.5	59	19.3	306	389,995	442,824
December 2007	8	3.7	42	19.3	87	39.9	53	24.3	28	12.8	218	368,585	405,863
Year-to-date 2008	74	2.5	459	15.7	1,314	44.8	663	22.6	420	14.3	2,930	369,900	408,991
Year-to-date 2007	91	3.6	380	15.0	1,170	46.2	623	24.6	268	10.6	2,532	364,900	396,762

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2008						
Submarket	Dec 2008	Dec 2007	% Change	YTD 2008	YTD 2007	% Change
Ottawa City	453,078	421,902	7.4	417,683	407,749	2.4
Ottawa, Vanier, Rockcliffe	710,694	--	n/a	749,322	593,805	26.2
Nepean inside greenbelt	--	--	n/a	726,154	696,150	4.3
Nepean outside greenbelt	473,407	363,915	30.1	420,230	390,332	7.7
Gloucester inside greenbelt	--	--	n/a	414,934	430,398	-3.6
Gloucester outside greenbelt	393,312	420,713	-6.5	422,478	395,000	7.0
Kanata	438,386	402,237	9.0	409,929	392,027	4.6
Cumberland	378,751	347,984	8.8	355,340	345,018	3.0
Goulbourn	395,633	361,886	9.3	356,490	363,389	-1.9
West Carleton	527,400	--	n/a	493,030	542,129	-9.1
Rideau	--	--	n/a	456,360	488,871	-6.7
Osgoode	590,111	551,705	7.0	513,911	483,677	6.3
Clarence-Rockland City	332,921	242,300	37.4	296,760	277,022	7.1
Russell Township	--	300,443	n/a	325,117	308,112	5.5
Ottawa-Gatineau CMA (Ontario Portion)	442,824	405,863	9.1	408,991	396,762	3.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion) December 2008										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2007	January	773	17.3	1,298	1,812	1,981	65.5	260,898	6.1	265,193
	February	1,046	4.4	1,253	1,880	1,967	63.7	264,928	5.7	267,398
	March	1,318	-1.4	1,230	2,407	2,007	61.3	274,585	7.4	272,787
	April	1,569	6.8	1,249	2,390	1,880	66.4	277,335	5.4	271,981
	May	1,867	10.9	1,255	2,571	1,866	67.3	276,379	6.2	267,462
	June	1,666	2.6	1,225	2,197	1,878	65.2	279,361	7.3	273,924
	July	1,467	17.0	1,257	2,003	1,916	65.6	269,793	6.0	270,677
	August	1,331	5.6	1,209	1,880	1,879	64.3	267,765	2.0	272,066
	September	1,128	2.5	1,229	1,798	1,855	66.3	273,805	7.1	274,069
	October	1,074	4.5	1,191	1,666	1,831	65.0	275,184	6.1	280,846
	November	903	1.3	1,192	1,291	1,794	66.4	271,867	4.5	277,411
	December	597	-14.0	1,151	582	1,623	70.9	276,839	11.1	284,720
2008	January	664	-14.1	1,165	1,628	1,836	63.5	285,736	9.5	284,733
	February	1,001	-4.3	1,172	1,842	1,849	63.4	283,199	6.9	290,163
	March	1,099	-16.6	1,175	1,969	1,856	63.3	288,152	4.9	288,124
	April	1,580	0.7	1,194	2,776	1,952	61.2	295,909	6.7	288,095
	May	1,913	2.5	1,326	2,971	2,130	62.3	296,580	7.3	294,663
	June	1,710	2.6	1,253	2,482	2,039	61.5	298,336	6.8	292,830
	July	1,408	-4.0	1,214	2,136	2,018	60.2	295,134	9.4	291,696
	August	1,203	-9.6	1,190	1,948	2,036	58.4	282,792	5.6	291,766
	September	1,228	8.9	1,219	2,234	2,072	58.8	289,711	5.8	295,363
	October	974	-9.3	1,116	1,943	2,140	52.1	280,870	2.1	287,213
	November	654	-27.6	989	1,479	2,161	45.8	291,695	7.3	298,156
	December	474	-20.6	895	788	2,107	42.5	272,672	-1.5	280,788
	Q4 2007	2,574	-1.5		3,539			274,404	6.8	
	Q4 2008	2,102	-18.3		4,210			282,390	2.9	
	YTD 2007	14,739	5.3		22,477			273,058	6.0	
	YTD 2008	13,908	-5.6		24,196			290,483	6.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
December 2008

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 1997=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2007	January	679	6.50	6.65	161.0	108.5	466	5.7	69.6	860
	February	679	6.50	6.65	161.0	109.6	469	5.3	69.8	859
	March	669	6.40	6.49	161.3	110.7	473	5.2	70.3	867
	April	678	6.60	6.64	161.3	111.1	479	5.3	71.2	870
	May	709	6.85	7.14	161.5	111.5	480	5.4	71.5	878
	June	715	7.05	7.24	161.6	111.1	483	5.6	72.1	886
	July	715	7.05	7.24	161.7	111.1	489	5.3	72.7	888
	August	715	7.05	7.24	162.0	110.9	494	5.2	73.3	904
	September	712	7.05	7.19	162.3	110.9	498	5.0	73.7	918
	October	728	7.25	7.44	162.3	110.7	499	4.8	73.6	934
	November	725	7.20	7.39	162.3	110.9	501	4.6	73.6	931
	December	734	7.35	7.54	162.3	110.8	498	4.5	73.1	931
2008	January	725	7.35	7.39	164.2	110.4	497	4.4	72.8	933
	February	718	7.25	7.29	166.3	111.0	494	4.6	72.5	930
	March	712	7.15	7.19	166.3	111.3	493	4.6	72.3	924
	April	700	6.95	6.99	166.4	112.1	491	4.9	72.1	927
	May	679	6.15	6.65	167.2	113.4	491	5.0	72.0	933
	June	710	6.95	7.15	168.7	114.0	494	5.4	72.8	942
	July	710	6.95	7.15	168.7	115.0	498	5.1	73.1	943
	August	691	6.65	6.85	168.7	114.8	502	5.2	73.6	946
	September	691	6.65	6.85	169.2	115.0	504	4.8	73.4	950
	October	713	6.35	7.20	169.2	113.6	505	4.8	73.5	949
	November	713	6.35	7.20	169.2	113.3	507	4.7	73.7	945
	December	685	5.60	6.75		112.7	508	4.5	73.6	945

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boathouses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 percent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as '**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or
the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred
on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting
flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.



STAY ON TOP OF THE HOUSING MARKET

Enhance your decision-making with the latest information on Canadian housing trends and opportunities.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- Forecasts and Analysis – Future-oriented information about local, regional and national housing trends.
- Statistics and Data – Information on current housing market activities — starts, rents, vacancy rates and much more.

Free reports available on-line:

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports - Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase
- Rental Market Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics

Free regional reports also available:

- B.C. Seniors' Housing Market Survey
- Ontario Retirement Homes Report
- The Retirement Home Market Study, Quebec Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Residential Construction Digest, Prairie Centres
- Analysis of the Resale Market, Quebec Centres

Get the market intelligence you need today!
Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Housing for Newcomers

CMHC now has a resourceful website available in 8 different languages tailored specifically for newcomers to Canada, which also includes relevant housing market information.

64187_2009_M01